

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0057 – Techridge

DISTRICT: 1

ZONING FROM: I-GR

TO: GR-MU

ADDRESSES: 1915 East Parmer Lane, 1819 East Parmer Lane, 12201 Dessau Road, 12211 Dessau Road, and 12209 Dessau Road

SITE AREA: 19.59 acres

PROPERTY OWNER:
Parmer Park LP (John Wagner)

AGENT:
Land Use Solutions, LLC
(Michele Haussmann)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request for zoning from I-GR to GR-MU.

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
September 4, 2018:

CITY COUNCIL ACTION:
October 4, 2018:

ORDINANCE NUMBER:

CASE MANAGER COMMENTS:

The zoning tract is located southeast of the intersection of Dessau Road and East Parmer Lane, and has frontage on both roadways. The proposed use is an approximately 375 unit market rate multi-family project. The property is currently undeveloped and zoned I-GR. There is a small outparcel along Dessau Road that is not part of the zoning application. The outparcel is zoned I-RR and developed with an electric substation. North of the rezoning tract are several parcels zoned I-GR. These are developed with a pharmacy, undeveloped land, agricultural use, and an electric substation, from west to east. Across East Parmer Lane to the north are properties zoned I-RR and CS-CO that are developed with a pharmacy and convenience self-storage (under construction). East of those properties are six parcels that are located in the Extra Territorial Jurisdiction (ETJ) of the City. These are a combination of undeveloped lots, single family residences, and commercial uses. East of the zoning tract is land that is part of the Pioneer Crossing Planned Unit Development (PUD). This portion of the PUD has a base zoning category of LI. The PUD permits all LI land uses except vehicle storage, scrap and salvage, and resource extraction. The land is mostly undeveloped, with the exception of some outdoor storage along Parmer (construction sales and services). Immediately south of the zoning tract is land that was rezoned to GR-MU in 2008. This property is currently in development as multifamily land use. Across Dessau Road to the west is land with a mix of zoning—GR-CO, GR, RR, and MF-3. These properties are mostly undeveloped, with the exception of a church (religious assembly). *Please see Exhibits A and B and C—Zoning Map and Aerial Exhibit.*

Staff supports the request of GR-MU zoning at this location. GR-MU will allow the owner to develop this property in a similar manner to the property immediately to the south. That GR-MU property was rezoned in 2008 and is being developed with apartments. The rezoning tract is located near a major intersection and is within walking distance of retail and other commercial services.

BASIS OF RECOMMENDATION:

Staff supports the Applicant's request for zoning and rezoning

1. *Granting of the request should result in an equal treatment of similarly situated properties.*

The property located immediately south of the zoning tract was rezoned to GR-MU in 2008, and is currently in development as multifamily land use.

2. *Zoning should allow for reasonable use of the property.*

The subject tract is currently zoned Interim-community commercial zoning, which permits very few land uses and is intended as a temporary zoning category for land that has been annexed into the City's jurisdiction .

3. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

GR-MU will allow the property owner to provide +/- 375 residential units, thereby creating new housing options. Providing additional housing supply is a key goal of the City Council.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-GR	Undeveloped
North	I-GR, I-RR, CS-CO, and Unzoned (ETJ)	Pharmacy, Undeveloped, Service station, Convenience self-storage, Single family residential
South	GR-MU	Multifamily residential
East	PUD	Undeveloped, Construction sales and services
West	GR-CO, GR, RR, and MF-3	Undeveloped, Religious assembly

NEIGHBORHOOD PLANNING AREA: N/ATIA: N/AWATERSHED: Harris Branch and Walnut Creek (Suburban)OVERLAYS: N/ANEIGHBORHOOD ORGANIZATIONS:

Friends of Austin Neighborhoods
 Neighborhood Empowerment Foundation
 SELTexas
 Techridge Neighbors
 North Gate Neighborhood Association
 Homeless Neighborhood Association
 Harris Branch Residential Property Owners Association

Austin Neighborhoods Council
 Copperfield Neighborhood Organization
 Sierra Club, Austin Regional Group
 North Growth Corridor Alliance
 Friends of Copperfield Nature Trails

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0092 12200 Jourdan Crossing Blvd.	DR to MF-3	11/15/2016: Approved MF-3 as rec. by Staff	12/8/2016: Approved MF-3 as rec. by ZAP, Ord. 20161208-037
C14-2014-0102 1714 E. Parmer Ln.	RR to CS	7/15/2014: Approved CS-CO as rec. by Staff (<2,000 vpd; Prohibit Equip. repair svcs., Equip. sales, Construct. sales & svcs., Vehicle	8/7/2014: Approved CS-CO as rec. by ZAP, Ord. 20140807-160

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
		storage, Exterminating svcs., Comm'l blood plasma ctr., Laundry svcs., Drop-off recycling collection facility, Transportation terminal Kennels, Ltd. whsing and distribution	
C14-2008-0092 12201, 12123, 12127, 12133, 12139 Dessau Rd.	I-GR to GR-MU	7/1/2008: Approved GR-MU as rec. by Staff	07/24/2008: Approved GR-MU as rec. by ZAP, Ord. 20080724-112

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Cap Metro (¼ mile radius)
Dessau Lane	120'	90', Divided	Arterial	Yes	Yes, shared lane	No
Parmer Lane	200'	116', Divided	Arterial	Yes	Yes, wide curb lane	No

OTHER STAFF COMMENTS:COMPREHENSIVE PLANNING

Connectivity- Public sidewalks are located along both side of Dessau Road but only partially along this portion of E. Parmer Lane, going east. A more complete sidewalk system is available going west on E. Parmer Lane. The Walkscore for this area is 7/100, Car-Dependent, meaning almost all errands require a car. There are no existing urban trails within walking distance of this site. A public transit stop is located 0.9 miles away going south on Dessau Road, on Shropshire Blvd.

Imagine Austin - The Imagine Austin Growth Concept Map also identifies this project as being located along two Activity Corridors (Dessau Road and E. Parmer Lane). Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway.

The following Imagine Austin policies are applicable to this case:

- ☐ LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- ☐ LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different

neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

☐ HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

Based on the Imagine Austin text and policies above, this proposed multifamily project appears to partially support the policies of Imagine Austin Comprehensive Plan.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch and Walnut Creek watersheds of the Colorado River Basin, which are classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. No trees are located on this property. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

SITE PLAN

Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. Compatibility Standards

SP 4. The site is subject to compatibility standards.

☐ No structure may be built within 25 feet of the property line.

☐ No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- ☐ No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - ☐ No parking or driveways are allowed within 25 feet of the property line.
 - ☐ A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
 - ☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
 - ☐ An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
 - ☐ A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- Additional design regulations will be enforced at the time a site plan is submitted.

TRANSPORTATION

TR1. The traffic impact analysis for this site was waived because the applicant has agreed to cost participates in funding transportation infrastructure improvements with the zoning application from the approved TIA for IDEA – Yager Academy (SP-2018-0060CE) application. Prior to 3rd reading of City Council, the applicant shall post fiscal in the amount of \$147,000 for a portion of the estimated cost to install the traffic signal at the intersection of Parmer Lane (FM 734) and East Yager Lane as recommended within the approved TIA.

TR2. The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for Parmer Lane. Per the Texas Department of Transportation, there are no current plans for Parmer Lane; therefore, additional right-of-way dedication is not required at this time. Right-of-way dedication may be required in the future for Parmer Lane subject to the approval of the Texas Department of Transportation. [LDC 25-6-51 and 25-6-55].

TR3. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR4. Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

TR5. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane for all ages and abilities is recommended for Dessau Lane, and an urban trail is proposed for Parmer Lane. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

TR6. FYI – This site is subject to the recorded UDA doc. no. 2005190528 at the time of the subdivision and site plan applications. The recorded UDA is required to be amended or terminated at the time of the subdivision and/or site plan application.

TR7. FYI – The existing sidewalks along Dessau Lane do not appear to be ADA compliant based on Google Images. The existing sidewalks shall be reconstructed to City of Austin standards in accordance with the Land Development Code and Transportation Criteria Manual at the time of the site plan application.

TR8. FYI – Access, sidewalk construction, and bicycle facility improvements along Parmer Lane shall be reviewed and approved by the Texas Department of Transportation and coordination with the City of Austin.

TR9. FYI – Staff recommends providing multiple internal accessible sidewalks and pedestrian paths at the time of the site plan application in order to provide connectivity for the future multi-family residences to adjacent developments.

TR10. Existing Street Characteristics:

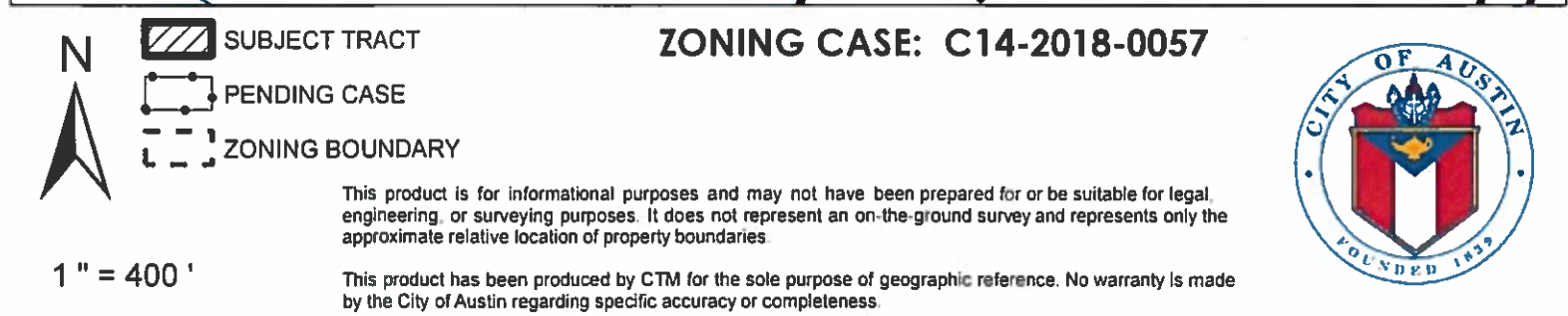
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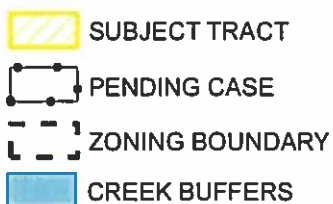
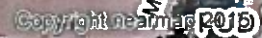
WATER UTILITY

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map





ZONING CASE#: C14-2018-0057
LOCATION: 12201 DESSAU RD.
SUBJECT AREA: 19.59 ACRES
GRID: N32 & P32
MANAGER: HEATHER CHAFFIN



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.